

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
May 27, 2014
112 Confederate Street
7:00 PM**

Present: Chairman James Traynor, Hynek Lettang, John Garver, Ben Hudgins, Chris Wolfe, Tom Petty, Tony White, Planning Director Joe Cronin

Absent: None

Guests: Brynne Fisher (Resident), Dusty Wiederhold (Sunbelt Ventures, LLC), Kelley Glenn (Sunbelt Ventures, LLC), Mack Cross (Sunbelt Ventures, LLC), Kurt Herkert (Walmart), Rob Klemple (SGA Design Group), Theron Pickens (Land Design), Bill White (Rutledge Realty), Kent Olson (Development Solutions Group), Keith Rains (Summit Engineering)

Chairman Traynor called the meeting to order at 7:00 pm and welcomed everyone in attendance.

Chairman Traynor asked if there were any amendments or additions to the minutes. Mr. Wolfe stated that there was an error in the summary of new expiration dates for Planning Commission members. Chairman Traynor also stated that the minutes for action item #1 (Carolina Upholstery) should reflect that vinyl siding was only approved because the building being expanded already included vinyl siding. Mr. Hudgins made a motion to approve the minutes from the April 22, 2014, regular meeting, with the following amendments:

STAFF UPDATE REGARDING COMMITTEE REORGANIZATION

Planning Director Cronin provided an overview of the committee reorganization process recently completed by town council on April 14, 2014. Mr. White and Mr. Garver were reappointed to two-year terms. Mr. Wolfe was reappointed to a three-year term. Mr. Couchenour has rolled off the commission and onto the Historic Review Board, and was replaced by Mr. Lettang, who formerly served on the Board of Zoning Appeals. Existing member expiration dates were re-staggered so that all terms will end in April 2015 (Traynor & White), 2016 (Garver, Petty & Hudgins) or 2017 (Wolfe & Lettang).

NEW BUSINESS

1. **Commercial Appearance Review: Carolina Upholstery:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to construct a 36' x 36' addition to an existing 50' x 36' commercial building located at 201 Spratt Street. The applicant, Andy Burkholder of Carolina Upholstery, was on hand to answer questions from members of the Commission. The proposed addition will be identical in design and materials to the existing structure, to include tan vinyl siding and brick

accents. Mr. Traynor stated that vinyl siding would be appropriate in this location only because the existing building was constructed with the same materials and should not be considered a new precedent for commercial appearance review. Mr. Hudgins made a motion to approve the request to grant appearance review approval, with a second by Mr. Petty. The motion was approved by a vote of 7-0.

Mr. Garver seconded the motion to approve the minutes as amended. The motion was approved by a vote of 7-0.

NEW BUSINESS

1. **Commercial Appearance Review: Walmart Neighborhood Market:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review the architectural designs and site plan for a proposed Walmart Neighborhood Market at 100 Fort Mill Square. Rob Klemple of SGA Design Group provided a brief presentation on behalf of the applicant. Dusty Weiderhold of Sunbelt Ventures (applicant) provided additional information about the redevelopment plans for the old Fort Mill Square shopping plaza. After the presentation, members of the audience were allowed to comment on the proposal. Resident Brynne Fisher expressed concern that the proposed Walmart will negatively impact the already congested intersection of Doby's Bridge Road and Tom Hall Street. A discussion took place among members of the Planning Commission.

Mr. Petty questioned the type and location of fans and condensers on the building, and expressed concerns about possible noise issues given the grade separation between Walmart and the neighboring residence. Chairman Traynor stated that portions of the rear of the building would be visible from Doby's Bridge Road, especially during peak travel times, and did not feel that split block, EIFS and other materials met the criteria for "exceptional" or "exemplary" design needed to qualify for an additional 10% square footage allowance. Mr. Wolfe added that the Tom Hall Corridor Overlay District required quality building materials such as brick and stone, and felt that there was too much EIFS and not enough masonry materials on the proposed elevation. Mr. Hudgins expressed concerns about traffic impact at the intersection of Doby's Bridge Road and Tom Hall Street. Planning Director Cronin stated that he had been in contact with SCDOT, since Doby's Bridge Road and Tom Hall Street were both state-owned rights-of-way. The preliminary response from SCDOT was that some modifications would likely be required, however, the Asst. District Traffic Engineer did not anticipate any major modifications at this intersection due to this being a redevelopment of an existing grocery store and retail plaza. Mr. Hudgins and Mr. Wolfe asked Planning Director Cronin to raise the possibility of turn lanes and deceleration lanes on Doby's Bridge and Tom Hall Street with SCDOT. Mr. White and Mr. Wolfe commented on the design of the building, with both believing that it needed additional variations in depth to avoid the look of a long, flat wall. Mr. Lettang stated that he was looking for a quality look and feel, regardless of the occupant, and thought that this location would present Walmart with an opportunity to develop a positive image for its Neighborhood Market concepts in this area.

Mr. Wolfe made a motion to defer the request and allow the applicant to bring back modifications based on the Planning Commission's comments and recommendations. The motion was seconded by Mr. Hudgins. The motion was approved by a vote of 7-0.

2. **Annexation Request: Kimbrell Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review the annexation request for York County Tax Map Numbers 736-00-00-080, -081, and -144, located at the intersection of Doby's Bridge Road and Kimbrell Road, with a zoning designation of R-5 Residential. Kent Olson of Development Solution Group spoke in regards to the request. Mr. Olson is under contract to purchase the property with the intent of developing 150 townhomes at the site. Mr. Olson added that the townhomes may be targeted to senior citizens. Keith Rains of Summit Engineering provided additional details about the site, including topography and water/sewer infrastructure needs. Planning Director Cronin stated that the future land use map contained within the 2013 comprehensive plan update identifies the future use of this location as "medium-density residential," with a recommended density of 3-5 dwelling units per acre. Planning Director Cronin cautioned that Mr. Olson's proposed site plan was non-binding; because R-5 district allows townhomes with a minimum lot size of 1,500 square feet, the district could allow significantly more than the currently planned 150 units. Planning Director Cronin stated staff's opinion that the request would only be consistent with the comprehensive plan if the zoning designation was tied to a development agreement limiting the total density to 3-5 units per acre (86-143 units). A discussion took place.

Chairman Traynor and Mr. Wolfe expressed concerns that the R-5 zoning designation and proposed townhomes would be inconsistent with neighboring residential densities (Kimbrell Crossing, Savannah Place, Ardrey Acres, and Kanawha Court). Mr. Hudgins expressed concerns about the traffic impact of 150 townhomes along a section of Doby's Bridge Road that is already over capacity. Mr. Petty stated his opinion that the request was consistent with the comprehensive plan, as long as there was a limit placed on the total density. Mr. White stated that the comprehensive plan also identified a need for a greater diversity of housing options, including townhomes, and more specifically, senior targeted housing.

Mr. Petty made a motion, seconded by Mr. White, to recommend in favor of the annexation request with a zoning designation of R-5, contingent upon the negotiation and execution of a development agreement limiting the total density to no more than 4 dwelling units per acre. Chairman Traynor called for a vote

<u>In Favor</u>	<u>Opposed</u>
Mr. Petty	Chairman Traynor
Mr. White	Mr. Lettang
	Mr. Garver
	Mr. Hudgins
	Mr. Wolfe

The motion failed with two votes in favor and five opposed.

Mr. Wolfe made a motion, seconded by Mr. Hudgins, to recommend in favor of the annexation request with a zoning designation of R-5, contingent upon the negotiation and execution of a development agreement limiting the total density to no more than 100 dwelling units. This would result in a total density of 3.5 dwelling units per acre, based on a 28.6 acre site. Chairman Traynor called for a vote

<u>In Favor</u>	<u>Opposed</u>
Mr. Wolfe	Chairman Traynor
Mr. Hudgins	Mr. Lettang
Mr. Petty	Mr. Garver
Mr. White	

The alternate motion was approved by a vote of 4-3.

3. **Annexation Request: Rutledge Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review the annexation request for York County Tax Map Numbers 717-00-00-004 & 717-00-00-005, containing approximately 47.0 acres at the southwest quadrant of the intersection of Springfield Parkway and U.S. Highway 21 Bypass, with a zoning designation of MXU Mixed Use. The applicant's intent is to seek approval for a Mixed Use Concept Plan and Development Conditions (See New Business Item #4) for a mixed use development containing up to 235 residential dwelling units and a maximum of 175,000 square feet of commercial development. Planning Director Cronin commented that the requested zoning was consistent with the future land use map contained within the 2013 Comprehensive Plan Update, particularly the mixed use recommendations of Node 3a. Mr. Petty made a motion to recommend in favor of the annexation request with MXU zoning, with a second by Mr. Lettang. The motion was approved by a vote of 7-0.
4. **Mixed Use Concept Plan & Dev. Conditions: Rutledge Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review a draft Mixed Use Concept Plan and Development Conditions for York County Tax Map Numbers 717-00-00-004 & 717-00-00-005, which are currently pending annexation (See New Business Item #3). Theron Pickens of Land Design, presenting on behalf of the applicant, provided additional details about the request. The applicant is seeking approval for a mixed use development containing up to 235 residential dwelling units, as well as a minimum of 50,000 and a maximum of 175,000 square feet of commercial development. Planning Director Cronin commented that the proposed development plan was consistent with the future land use map contained within the 2013 Comprehensive Plan Update, particularly the mixed use recommendations of Node 3a. Planning Director Cronin recommended changes to the following paragraphs within the proposed development conditions:
 7. **Open Space:** Staff recommends that the open space definition contained within the MXU ordinance be used in lieu of that proposed by the applicant in the development conditions. One specific item recommended for removal was the inclusion of stormwater facilities in open space calculations. Mr. Pickens requested

consideration of certain types of stormwater facilities, such as water quality ponds. Staff was open to using water quality ponds, rain gardens, and other types of public (non-fenced) facilities that may be considered neighborhood amenities, but not standard detention ponds. Staff agreed to consult with the stormwater department on final recommendations before the town council meeting.

12. Improvements: Staff recommends that “storm drainage” be included on the list of improvements for which the developer will be responsible.
18. Water and Sewer: Because the property falls within a county service area, staff recommends that references to the town’s utility requirements be replaced with York County’s service requirements. This paragraph may include a provision that leaves the option open for the town to buy wholesale service from the county and serve as the retail provider to the proposed development.
23. Provisions Related to Floodplain Areas (New Paragraph): Because a portion of the property lies within an area currently designated as floodplain, staff recommends the inclusion of a paragraph that requires FEMA approval of a LOMA or LOMR prior to moving forward with development activities in any floodplain area.
24. Development Impact Fees (New Paragraph): Staff recommends the inclusion of a paragraph that states the property shall be subject to all current and future development impact fees imposed by the Town, provided such fees are applied consistently and in the same manner to all similarly-situated property within the Town limits.

Chairman Traynor recommended that paragraph 2(b)(i) of the development conditions be amended to read as follows: “Subject to the information listed below, a minimum of 50,000 square feet to a maximum of 175,000 square feet of building space ~~may~~ shall be designated for commercial use.”

Mr. Wolfe noted a typo at the top of the development conditions. Planning Director Cronin stated that this was a copy-and-paste error and would be corrected on the version presented to town council.

Mr. Petty made a motion to recommend in favor of the Concept Plan and Development Conditions, inclusive of the amendments to paragraphs 2(b)(i), 7, 12, 18, 23, and 24 recommended above. Mr. Lettang seconded the motion. The motion was approved by a vote of 7-0.

ITEMS FOR INFORMATION / DISCUSSION

1. Impact Fee Study Update: Planning Director Cronin informed members of the commission that a meeting took place on May 9th between town department directors and the consultant, Matt Noonkester of Stantec. The consultant is currently in the process of gathering data for the purpose of projecting future household, population and commercial

growth in the town limits. The consultant is also generating an inventory of existing town facilities and equipment for the purpose of defining replacement costs based on a consumption-driven approach.

2. **Fort Mill Southern Bypass Project Update:** Planning Director Cronin stated that he had been in communication with Phil Leazer of the York County Engineering Department regarding the status of the Fort Mill Southern Bypass. According to Mr. Leazer, the projected opening date for phase 1 of the Bypass will be June 30, 2014. Planning Director Cronin added that there have been discussions between the town and the county regarding the name of the future roadway. Both jurisdictions are in agreement that “Fort Mill Southern Bypass” is long and cumbersome. Two options had been previously discussed with no final resolution. The first would extend the “Fort Mill Parkway” name from its current terminus near US Foods all the way to SC 160. Extending “Springfield Parkway” from its current terminus along the Bypass was also considered as an option. Town staff has discussed additional names, such as Millstone Parkway, internally, but no other options have been discussed with the county. Mr. Wolfe suggested reaching out to the Fort Mill Times to conduct a reader poll, and members of the commission were in general agreement. Planning Director Cronin stated that he would be back in contact with the county to discuss the name; however, timing may become an issue moving forward in regards to a poll.

Mr. Traynor asked if there were any additional items for discussion.

Mr. Wolfe stated his opinion that the Planning Commission should go back and review the R-5 zoning district. Most of the recent annexations over the past year have requested R-5 zoning, and he questioned whether some tweaks should be made moving forward. Planning Director Cronin stated that this could be added as a discussion item on a future meeting agenda.

Planning Director Cronin recommended that given the recent surge in new development requests, it may be beneficial to re-evaluate the future land use plan developed in 2012 and adopted in January 2013. This item will be discussed at a future meeting date.

There being no further business, the meeting was adjourned at 10:32 pm.

Respectfully submitted,

Joe Cronin
Planning Director